

CITY OF HOUSTON
Building Inspection Division
CODE WORD 97

INTERPRETATIONS & APPLICATIONS OF THE UNIFORM CODES, '97 EDITION

CW NO: 97-108

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SUBJECT: Policy- Commercial Energy Code compliance at certain stages of construction.

CODE: Energy

SECTIONS: Chapters 1, 2, 3 and 8

In order to provide consistency in requirements, the attached guidelines have been developed to determine the level of energy code compliance required for each type of project or stage of construction listed in the table.

For the purpose of this Code Word “building envelope” shall mean the structural portion of the building surrounding conditioned space and separating conditioned and unconditioned space.

Gary Bridges Building Official	_____ Largent _____ Blake _____ Weiman	_____ Lorton _____ Dham
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City of Houston Energy Code Compliance Policy		
Scope	Condition	Results
New Shell Buildings (applies when the occupancy is likely to have future air conditioning or heating) i.e. retail / office / warehouse	Location & extent of building envelope is not known at present (i.e. spec office/warehouse)	No building envelope requirements in walls or roof at this stage. Glazing must meet: U-factor = .70*, SHGC = .40* *subject to projection factor reductions.
	Shell is for building that will be fully conditioned (i.e. strip centers, multi-story)	Full building envelope compliance required.
New Build Out (first time build-out in shell structure)	Shell has a compliant building envelope.	Mechanical, Electrical, and plumbing compliance only.
	Shell has a non-compliant building envelope	Full building envelope compliance and Mechanical, Electrical, and Plumbing compliance for the new build out.
Change in Occupancy	New occupancy uses more energy.	Apply Energy Code to altered portions.
	New occupancy uses the same or less energy.	No energy requirements.

Previously Unconditioned Spaces <i>(adding air conditioning equipment to unconditioned spaces or buildings, or adding-on to a conditioned space inside an unconditioned space) i.e. add-on to an office inside a warehouse.</i>	<i>All walls and roof/ceiling already exist in the unconditioned space</i>	<i>Building envelope components surrounding entire newly conditioned area shall comply. Other affected systems shall also comply.</i>
	<i>Adding a conditioned space to a previously unconditioned area.</i>	<i>New and changed portions of the building envelope need to comply. Affected systems other than the building envelope components shall comply.</i> <i>Note: ¹Any existing wall, ceiling or roof that changes status from “not” being part of a building envelope to becoming part of a new building envelope needs to comply. ² Any building envelope that previously surrounded conditioned space is not changing status and may remain as built.</i>
Remodels/Alterations/Repairs <i>Note: Windows that are completely replaced including frame and sash must comply. Note: window glazing may be replaced without complying.</i>	<i>Work affects the building envelope</i>	<i>Building envelope or portion of the building envelope must comply if a substantial full span of the wall area “corner to corner”, or ceiling “edge to edge”, is exposed or altered. Affected systems other than the building envelope components shall comply.</i>
	<i>Work does not affect the building envelope</i>	<i>No building envelope compliance required. Other affected systems shall comply.</i>
Historical Buildings		<i>Construction, alteration, repair, enlargement, restoration, relocation, or moving of buildings or structures identified and classified as historically significant by the state or local jurisdiction, listed in The National Register of Historic Places or which have been determined eligible for such listing shall not be mandatory for existing buildings or structures specifically .</i>
Electrical <i>(Any work involving light switches or that involve partitions resulting in changing office sizes will trigger switching requirements)</i>	<i>Work does not involve changing or adding light fixtures</i>	<i>No requirements for electrical budget analysis. Existing fixtures may be relocated.</i>
	<i>Work involves changing or adding light fixtures</i>	<i>In the electrical energy budget, analyze only the area to be served by the lights that are removed. Determine the Energy Code maximum wattage for just that area and the new lights can be installed as long as they comply.</i>
	<i>Work involves obvious overall reduction in wattage (i.e.removing lights or replacement lights are all low watt)</i>	<i>Electrical energy budget analysis does not need to be completed.</i>